



**B-1**

ZONE:	B-1 (Neighborhood Business)
HEIGHT:	30' (1 or more stories)
FAR:	None
SETBACK:	Front - 10' Sides - None Rear - 25' @ Residential 20' @ Nonresidential
PARKING:	Residential - 1 stall/unit (2,500 sf/unit) 1 stall/ext unit (2,500 sf/R.house)
MOST RESTRICTIVE ABUTTING ZONE:	R-3

**B-2**

ZONE:	B-2 (Community Business)
HEIGHT:	85'
FAR:	None
SETBACK:	REAR ONLY, None @ front or sides 25' up to 2 stories 3' per story above 2nd story's 0 at nonresidential occupancy
PARKING:	Residential - 1 stall/unit (1500 sf/unit) Retail - 0 stall under 2,000 sf 1 stall/250 sf over 2,000 sf
MOST RESTRICTIVE ABUTTING ZONE:	O-1

**B-3**

ZONE:	B-3 (Retail Wholesale Business)
HEIGHT:	85'
FAR:	None
SETBACK:	REAR ONLY, None @ front or sides 25' up to 2 stories, 3' per story above 2nd story's, 0 at nonresidential occ.
PARKING:	Residential - 1 stall/unit (800 sf/unit) Dormitory - 1 stall/3 units (400 sf/rm) Retail - 0 stall under 2,000 sf 1 stall/250 sf over 2,000 sf Office - 1 stall/750 sf over 2,000 sf Hotel - 1 stall/bed
MOST RESTRICTIVE ABUTTING ZONE:	IR

**B-4**

ZONE:	B-4 (General Business)
HEIGHT:	85'
FAR:	None
SETBACK:	REAR ONLY, None @ front or sides 25' up to 2 stories 3' per story above 2nd story's 0 at nonresidential occupancy
PARKING:	Residential - 1 stall/unit (550 sf/unit) Dormitory - 1 stall/3 units (400 sf/rm) Retail - 0 stall under 2,000 sf 1 stall/250 sf over 2,000 sf Office - 1 stall/750 sf over 2,000 sf
MOST RESTRICTIVE ABUTTING ZONE:	IR

**O-1**

ZONE:	O-1 (Suburban High Density Office)
HEIGHT:	2x distance from bldg. line to center of st.
FAR:	1.75
SETBACK:	Front - 20' up to 2 story + 2'/add story Side (sum) - 10' up to 2 story + 6'/add st. Rear - 20' up to 2 story + 3'/add story
PARKING:	Residential - 1 stall/unit (550 sf/unit) Dormitory - 1 stall/3 units (400 sf/room) Retail - 1 stall/250 sf over 2,000 sf Office - 1 stall/750 sf over 2,000 sf Theatre - 1 stall/8 seats, 2,000 sf or less
MOST RESTRICTIVE ABUTTING ZONE:	IR

**ZONING REGULATIONS**

**R-3**

ZONE:	R-3 (Two Family)
HEIGHT:	3 stories or 35' (which every is less)
FAR:	None
SETBACK:	Front - 25' up to 2 story + 2'/add story Side - 14' up to 2 story + 10'/add story Rear - 30' up to 2 story + 5'/add story
PARKING:	Residential - 1 1/2 stall/unit (4,000 sf/unit) 1 1/2 stall/ext unit (0 sf/R.house)
MOST RESTRICTIVE ABUTTING ZONE:	None

**R-4**

ZONE:	R-4 (Multi-Family Low Density)
HEIGHT:	45' (which every is less)
FAR:	None
SETBACK:	Front - 20' up to 2 story + 2'/add story Side - 12' up to 2 story + 8'/add story Rear - 30' up to 2 story + 5'/add story
PARKING:	Residential - 1 1/2 stall/unit (800 sf/unit) 1 1/2 stall/ext unit (1000 sf/R.house)
MOST RESTRICTIVE ABUTTING ZONE:	None

**R-6**

ZONE:	R-6 (Multi-Family High Density)
HEIGHT:	2x distance from bldg. to center of st.
FAR:	1.75
SETBACK:	Front - 20' up to 2 story + 2'/add story Side - 12' up to 2 story + 8'/add story Rear - 25' up to 2 story + 4'/add story
PARKING:	Residential - 1 stall/unit (800 sf/unit) 1 stall/ext unit (2,000 sf/rowhouse) Retail - 0 stall under 2,000 sf 1 stall/250 sf over 2,000 sf
MOST RESTRICTIVE ABUTTING ZONE:	R-4

**I-R**

ZONE:	I-R (Institutional- Residential)
HEIGHT:	85'
FAR:	4
SETBACK:	REAR ONLY, None @ front or sides, 25' up to 2 stories 3' per story above 2nd story's 0 at nonresidential occupancy
PARKING:	Residential - 1 stall/unit (550 sf/unit) Dormitory - 1 stall/3 beds (400 sf/rm) Retail - 0 stall under 2,000 sf 1 stall/250 sf over 2,000 sf Restaurant - 1 stall/150 sf over 2,000 sf
MOST RESTRICTIVE ABUTTING ZONE:	B-4